

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

AUGUST 18, 2016; 5:33 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

**MAYOR BOB STEVENSON, BRUCE DAVIS, TOM
DAY, SCOTT FREITAG AND JOY PETRO**

ABSENT:

JOYCE BROWN

STAFF PRESENT:

**ALEX JENSEN, GARY CRANE, TERRY COBURN,
TRACY PROBERT, BILL WRIGHT, SCOTT
CARTER, KENT ANDERSEN, DAVID PRICE, ED
FRAZIER, JOELLEN GRANDY, CHRIS
SCHWARTZ AND THIEDA WELLMAN**

The meeting was held in the Council Conference Room of the Layton City Center.

Mayor Stevenson opened the meeting and excused Councilmember Brown. He turned the time over to Staff.

AGENDA:

UPDATE – STORM DRAIN MASTER PLAN AND IMPACT FEES

This item was not discussed.

PRESENTATION – NEW LAYTON CITY WEBSITE

Ed Frazier, IT Manager, said Staff wanted to present the new website to the Council and receive feedback. He mentioned the trend for websites to be more graphic in nature with less text. He presented information on mega menus, which allowed users to find things faster. Ed reviewed various aspects of the new website. He indicated that the site would be very mobile device friendly.

Councilmember Freitag arrived at 5:38 p.m.

Councilmember Day asked when the website would be ready to launch.

Alex Jensen, City Manager, said it was ready to go but Staff wanted to get the Council's approval before launching.

Ed displayed a video that was on the Fire Department page. He said the new website would make it easier to put out various videos. He reviewed other aspects of the website.

Council and Staff discussed making the "contact us" feature more prominent.

Alex said based on user data, Staff had tried to cater to the demand. Anything could be changed based on the Council's preference.

Discussion suggested that the new website was a much needed improvement over the previous site.

Alex said in a month or so Staff would be bringing a community calendar idea to the Council for review; it would allow government or nonprofit organizations to put events on the calendar. He said it would tie

into the City's website.

Ed explained how the community calendar would function and the application process to add things to the calendar.

Discussion suggested launching the new website and making adjustments as needed.

There was discussion about using a drone to film various activities in the City.

Alex explained liability issues with using drones.

MISCELLANEOUS:

OVATION HOMES ANNEXATION

Bill Wright, Community and Economic Development Director, said this was a discussion of the Ovation Homes annexation in west Layton that was approved at the last meeting. He said he understood that Ovation Homes presented an alternative plan, with more units. Bill said the Frosts came to see him this week once he was back in the office and had an opportunity to gather feedback from Staff. He said it came down to a policy of land use, specifically along 1000 South. Bill said conversations from the beginning were that the northern portion of this development should be an R-S lot layout; south of that would be cottage homes and attached units near the Barlow property to the south and east. Feedback from the City Planners was that with allowing for R-S lot averaged lots, not all of the lots would be 15,000 square feet. In order to allow for lot averaged lots, the property would need to have a minimum of 3 acres. This property did not meet that minimum, but Staff felt that in this area that was extreme and felt that allowing for lot averaging was appropriate and would allow for Ovation Homes to develop large lots but not require a minimum of 15,000 square feet; some of the lots were 12,000 square feet. Bill said the property to the north was in the annexation process, which would allow for the lot averaged option. That was why Staff supported lot averaging in the R-S portion of this development.

Bill said last week when he met with Norm Frost, Mr. Frost understood the reasoning for that decision. He said he understood that the Frosts had mentioned that there would be pickle ball courts; the City needed to be careful and not get enamored by that. Bill said the HOA would own those courts. He said he felt the decision to annex the property and leave the R-S zone in place on the northern portion of the property was the right decision. He said this afternoon he received an email from the Frosts sharing their opinion. Bill said his recommendation was that the Council made the right decision with leaving the R-S zone in place and the City should proceed in that regard.

Bill said he understood that there was a conversation about their plan of putting larger cottage homes on the R-S lots that would front onto 1000 South. He said Ovation Homes invited him to visit their product in Farmington, which had bigger cottage homes. However, it still had the feel of cottage homes, not normal R-S homes.

Bill explained changes Ovation Homes was proposing on the Barlow property to the south with the preliminary plat. There would be much more open space. Ovation Homes would connect these to development together as a PRUD and count the open space across the line between the two developments.

Councilmember Petro asked Bill if the developers were comfortable with Staff's recommendation to keep the R-S lot averaged zone on the northern portion of the property.

Bill said when he met with Norm Frost on Tuesday they were. He said after that meeting they submitted the email stating why they felt that 47 units would be better than 43.

Mayor Stevenson recognized Mr. Brad Frost.

Brad Frost said they had a great relationship with the City and this was not a point of contention. He said the difference was that they had done so much with amenities in the open space and they would like to put in the pickle ball courts. Mr. Frost said with their age bracket, a two acre park in the middle of the development would not be utilized. He said they would like to do something nice; 47 units would allow for nicer amenities.

Alex asked Mr. Frost if he was stating that they would only be able to do pickle ball courts, which was their decision, if they were allowed 47 lots. He said if Mr. Frost wanted to construct pickle ball courts he could do that with 43 or 47 lots; that was his choice. Alex said the pickle ball courts and the attractiveness of that should not be used as an incentive to change the land use. He said from the City's experience, the pickle ball courts would not be a public amenity because the HOA people would want that for their private use. Alex said Ovation Homes was a great developer and the City appreciated them being in the City, but the decision should be based on planning and zoning logic and not on a recreation facility.

Councilmember Petro said on the lower Barlow portion, what would happen on the open space facing south where the homes were removed from the plan.

Bill said they needed that as open space to meet their minimum open space requirement.

Councilmember Petro said she wouldn't want to see that left as a natural weedy area.

Bill said the landscape plan had that area left as a natural area.

DISCUSSION – NAMING AND GRAND OPENING OF NEW PARK – 3500 NORTH REDTAIL WAY

David Price, Parks and Recreation Director, said the new playground at Ellison Park and the new park near Greyhawk were ready for opening. He said Staff would like to schedule grand openings on the evening of Wednesday, August 31st.

David displayed pictures of the new playground at Ellison Park and explained some of the features. He said it had been very well received. David said the grand opening for this was scheduled at 5:30 p.m. on the 31st.

David displayed pictures of the new park near Greyhawk and explained some of the features. He said the park was opened last Friday; they had to do a soft opening because they couldn't keep people from jumping the fence. David said some of the areas of grass was still immature and signs had been posted to keep people off of those areas. He said this grand opening was scheduled for 7:00 p.m. on the 31st. David said there were several existing trees in the park, but new trees had not yet been planted to allow the grass to mature. He said Council would be planting the first new tree the night of the grand opening.

Councilmember Day asked what happened with the radio tower.

David said Staff had been talking with the gentleman that provided service on that tower. He had removed all of the big dishes; there were two very small dishes on the tower. David said Staff felt that because of the service that was provided to the City and Hill Air Force Base, it may be in the City's best interest to allow him to continue to do business there. David said once the big dishes were removed, the tower was much less visually intrusive.

David said Staff was recommending that the new park be named Greyhawk Park. He said a few names were considered, but Staff felt that this area was associated with the Greyhawk Development and people were already calling it Greyhawk Park.

Consensus was to name the park Greyhawk Park.

MIDTOWN SIGNAGE

David displayed a sample of the new signs for the Midtown area. He said Staff felt that the colors turned out well. David said there would be 23 signs in the Midtown area providing information and direction to the different amenities.

Discussion suggested that the white on the signs might need to be a little brighter.

PEDESTRIAN CROSSINGS

Terry Coburn, Public Works Director, said on the regular meeting agenda there was a contract to install pedestrian crossings and a traffic signal. He said the traffic signal would be located at the intersection of Wasatch Drive and Fairfield Road. The two pedestrian school crossings would be installed at E.G. King Elementary on Gordon Avenue and Hill Boulevard.

Terry said four HAWK crossings would be installed where the D&RG Trail crossed Layton Parkway, Hill Field Road, 2200 West and Gordon Avenue. He said the crossings would allow pedestrians to stop traffic with the signal.

Council and Staff discussed how the signals would function.

CAMELOT SUBDIVISION CITIZEN CONCERNS

Terry said relative to the comments and questions from the citizens in the Camelot Subdivision area, the City hadn't done a lot of road work in that area because there was a pipeline project in this year's budget that would be bid in the spring; and there was a curb and gutter project that would be done in the spring. He said Staff would make some repairs in 6 areas where the road was in fairly bad condition. Terry said it didn't make any sense to overlay the road until the pipe project was completed. Once the pipe project was completed in the spring, the road was scheduled to be overlayed in the next year's budget. He said the residents would be contacted.

Mayor Stevenson asked about the timing of the Fairfield Road light.

Terry said once the contract was approved, construction would probably begin in a couple of months.

ECONOMIC DEVELOPMENT UPDATE

Kent Andersen, Deputy Director of Community and Economic Development, said Layton received about \$750,000,000 in total retail sales. He said Layton was the ninth largest city in the State, but it was fourth in the State for retail sales. Layton was number one in retail sales north of Salt Lake City. Kent reviewed some marketing material Staff used with potential businesses.

Kent indicated that the Café Sabor ribbon cutting ceremony would be tomorrow at 11:00 a.m. He explained some of the updates they had made to the site including an outside dining area.

Kent said Doug Wright would be in the downtown area tomorrow promoting the Midtown Trolley.

Councilmember Freitag asked if there was any way to put an informational sign about the City by the train station.

Kent said they were meeting with the County next week about putting signs around the City marketing the trolley. He said UDOT wouldn't allow for marketing on the train station property. Kent said there would be a small sponsorship sign inside the trolley.

Bill said Staff was working to provide free Wi-Fi in the Café Sabor and train station area.

Kent mentioned the Kihomac development. He said they would be going through the certificate of occupancy review next week and were beginning to move equipment into the site. Kent said they would like to participate more with the City and State from a donation perspective. He said they had five acres of property that they wanted to look at participating with in an incubation center where they would donate the land and donate funds for an ongoing participation. Kent said Staff met with them, the State, and Weber State University today to talk about ways to make that happen. He said this would be a great startup center for manufacturers being collocated with other manufacturers, which provided a great benefit and could be a real catalyst for development at the East Gate Business Park.

Alex said a tour of the Kihomac building could be arranged for anyone on the Council if they wanted to see this very impressive building.

Kent said there would be a ribbon cutting ceremony sometime near the end of October.

The meeting adjourned at 7:00 p.m.

Thieda Wellman, City Recorder